



A11984892 SEFMLS© 2026



**Price: \$449,900**

**MLS Number: A11984892**

**Condo / Town Home**

**8390 SW 72nd Ave Unit 412, Miami, Florida 33143 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,518**

**Unit: 412**

**HOA Fees: \$1,650**

**Year Built: 2007**

**Community: COLONNADE AT DADELAND SE**

**Subdivision: COLONNADE AT DADELAND SE**

**Elementary School: Ludlam**

**Junior High: South Miami**

**High School: South Miami**

## ABOUT THIS PROPERTY

---

**\*\*MAJOR PRICE IMPROVEMENT â€“ REDUCED BY \$39K!\*\*** Larger 2BR/2BA south-facing corner unit at the desirable Colk spacious residence features an open layout with an expansive living/dining area and open kitchen with bar, ideal for entertain added flexibility and a dedicated laundry/AC room. Recent upgrades include newly installed A/C, washer, dryer, and water h located near the elevator. The building offers excellent amenities including a pool and summer kitchen on the 4th floor, fully e and covered guest parking is available. Ideally located with easy access to shopping, dining, Metro Rail, and major highways

# PROPERTY LOCATION

---

Image



©2026 | BRECO REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)